

TITLE CERTIFICATE

Ref No. 1622

To,

Grace Developers A Partnership Firm
"Grace Developers", 818, I Square,
Near Shukan Mall, Science City Road,
Sola, Ahmedabad.



Ref : In the matter of investigation of title report of Non-agricultural land bearing Final Plot No. 194/B/3 admeasuring 2314 Sq. Mtrs according to as per opinion of Town Planning Officer, Town Planner-1, Ahmedabad on 13/09/2022 which are comprised in T. P Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (Science Park) allotted in lieu of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs Situated at Mouje : Hebatpur, Taluka : Ghatlodiya, in the Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal) belonging to Grace Developers A Partnership Firm.

TITLE INVESTIGATION REPORT

Pursuant to the request of land owner namely **Grace Developers A Partnership Firm**, we have carried out the work of the title investigation of Non- agricultural land bearing Final Plot No. 194/B/3 admeasuring 2314 Sq. Mtrs according to as per opinion of Town Planning Officer, Town Planner-1, Ahmedabad on 13/9/2022 which are comprised in T. P Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (Science Park) allotted in lieu of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs situated at Mouje : Hebatpur, Taluka : Ghatlodiya, in the Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal) presently owned and possessed by **Grace Developers A Partnership Firm**.

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To this intent, we have caused the searches of the available records of the concerned Office of the Sub Registrar Assurances for a period of last Thirty Years and have perused and scrutinized copy of the documents /papers / revenue records as are made available to us and believing the same to be true, corrects and genuine and also based on the information / clarification as are made available to us by or through you and relying upon the same to be true and correct, we submit our title report as under for your personal purpose.

1. Name of the Land owner / s:

Grace Developers A Partnership Firm

2. Nature of the Land in Question and its Uses :

(a) Nature of the said Land

Multi-purpose Non-agriculture land.

(b) Use of the said Land

Non-agricultural use

3. Description of the immovable properties under investigation:

All that piece and parcel of Non- agricultural land bearing Final Plot No. 194/B/3 admeasuring 2314 Sq. Mtrs according to as per opinion of Town Planning Officer, Town Planner-1, Ahmedabad on 13/09/2022 which are comprised in T. P Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (Science Park) allotted in lieu of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs Situated at Mouje : Hebatpur, Taluka : Ghatlodiya, in the Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal) in the State of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the **"said Land"**)

4. Devolution of Title of the Land in Question :-

History of Old Revenue Survey No. 143/1/K

4.1 Originally above said other title documents referred. It is observed that, the land bearing Old Revenue Survey No. 143/1/K admeasuring Acre 3-2 Guntha of Mouje – Hebatpur, Taluka - Ghatlodiya, District-Ahmedabad was owned and occupied by Jiva Kama meaning thereby he was the occupier of the said land within the meaning Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by 7/12 abstract of the year 1951-52.

4.2 Above said, on the basis of Puravani Patrak No. 4, According to Hissa Durasti of Old Revenue Survey No. 143/1 was given Old Revenue Survey No. 143/1/K Allotted in the name of Kheta Karna & Jiva Kama. The entry to that effect was entered in the revenue records vide mutation entry No. 763 on 18/2/1964. The said entry was certified by the concerned authority.

History of Old Revenue Survey No. 156

4.3 Originally above said other title documents referred. It is observed that, the land bearing Old Revenue Survey No. 156 admeasuring Acre 0-28 Guntha of Mouje – Hebatpur, Taluka - Ghatlodiya, District-Ahmedabad was owned and occupied by Kheta Karna & Jiva Kama meaning thereby he was the occupier of the said land within the meaning Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by 7/12 abstract of the year 1951-52.

4.4 Above said, the said land was cultivated by Uka Kama & Kaku Kama and hence, the Taluka Authority passed order bearing No. T.N.C dated 28/08/1952 inter alia directing to enter the name of



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Uka Kama & Kaku Kama as an ordinary tenant in other rights of record of 7/12. The entry to that effect was entered in the revenue records vide mutation entry No. 525 on 24/2/1953. The said entry was certified by the concerned authority.

- 4.5 Above said, the said land was not cultivated by Uka Kama & Kaku Kama from 2 years and hence, the Taluka Authority passed order bearing No. T.N.C dated 7/3/1955 inter alia directing to delete the name of Uka Kama & Kaku Kama as an ordinary tenant from other rights of record of 7/12. The entry to that effect was entered in the revenue records vide mutation entry No. 566 on 07/08/1956. The said entry was certified by the concerned authority.

History of Old Revenue Survey No. 157

- 4.6 Originally above said other title documents referred. It is observed that, the land bearing Old Revenue Survey No. 157 admeasuring Acre 0-30 Guntha of Mouje – Hebatpur, Taluka - Ghatlodiya, District-Ahmedabad was owned and occupied by Kashibhai Nathabhai meaning thereby he was the occupier of the said land within the meaning Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by 7/12 abstract of the year 1951-52.
- 4.7 Above said, the said land was cultivated by Jiva Kama and hence, the Taluka Authority passed order bearing No. T.N.C dated 28/08/1952 inter alia directing to enter the name of Jiva Kama as an ordinary tenant in other rights of record of 7/12. The entry to that effect was entered in the revenue records vide mutation entry No. 477 on 24/2/1953. The said entry was certified by the concerned authority.

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4.8 Above said, the said land was not cultivated by Jiva Kama from 2 years and hence, the Taluka Authority passed order bearing No. T.N.C dated 7/3/1955 inter alia directing to delete the name of Jiva Kama as an ordinary tenant from other rights of record of 7/12. The entry to that effect was entered in the revenue records vide mutation entry No. 566 on 7/8/1956. The said entry was certified by the concerned authority.

4.9 Above said, Owner of the said land Kashibhai Nathabhai sold and conveyed land of Old Revenue Survey No. 157 admeasuring Acre 0-30 Guntha to Kheta Karna & Jiva Kama by a sale deed. This land of Old Revenue Survey No. 157 admeasuring Acre 0-30 Guntha was mutated in the name of Kheta Karna & Jiva Kama vide mutation entry No. 743 on 09/01/1964. The said entry was certified by the concerned authority.

History of Old Revenue Survey No. 157

4.10 Originally above said other title documents referred. It is observed that, the land bearing Old Revenue Survey No. 158 admeasuring Acre 1-20 Guntha of Mouje – Hebatpur, Taluka - Ghatlodiya, District-Ahmedabad was owned and occupied by Kheta Karna & Jiva Kama meaning thereby he was the occupier of the said land within the meaning Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by 7/12 abstract of the year 1951-52.

History of Revenue Block No. 131

4.10 Above said, the consolidation scheme of mouje – Hebatpur was sanctioned by the Settlement Commissioner and Director of Land Record, Gujarat State Ahmedabad vide their order bearing No. CON/ 184 / Ahmedabad dated 17-03-1964 and in pursuance



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of the order, the Assistant Consolidation Officer, Ahmedabad passed order bearing No. CON/Hebatpur dated 23-09-1964 and prepared the consolidation statement and according to the said consolidation statement, the land bearing Old Revenue Survey no. 143/1/K admeasuring Acre. 3-2 Guntha, Old Revenue Survey no. 156 admeasuring Acre. 0-28 Guntha, Old Revenue Survey no. 157 admeasuring Acre. 0-30 Guntha, Old Revenue Survey no. 158 admeasuring Acre. 1-20 Guntha, was given Block No. 131 and its area was fixed to the extent of admeasuring Acre. 5-39 Guntha i.e. admeasuring 24585 sq. mts., and allotted to Kheta Karna & Jiva Kama. The entry to that effect was entered in the revenue record vide mutation entry No.775 on 17/7/1965. The said entry was certified by the concerned authority.

- 4.11** Above said, the consolidation scheme of mouje – Hebatpur Taluka – Ghatlodiya was sanctioned by the Settlement Commissioner and Director of Land Record, Gujarat State Ahmedabad vide their order bearing No. CON/ 184 / Ahmedabad dated 17-03-1964 and the said scheme was published on Page No. 915 of Gazette of Government of Gujarat Part-1 on 26-03-1964 and in pursuance the said sanction, the Consolidation Statement was prepared by Assistant Consolidated Officer of Ahmedabad and according to the said consolidation statement, the land bearing Old Revenue Survey no. 143/1/K admeasuring Acre. 3-2 Guntha, Old Revenue Survey no. 156 admeasuring Acre. 0-28 Guntha, Old Revenue Survey no. 157 admeasuring Acre. 0-30 Guntha, Old Revenue Survey no. 158 admeasuring Acre. 1-20 Guntha, was given Block No. 131 and its area was fixed to the extent of admeasuring Acre. 5-39 Guntha i.e. admeasuring 24585 sq. mts., and allotted to Kheta Karna & Jiva Kama. The entry to that effect



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was entered in the revenue record vide mutation entry No.784 on 17/7/1966. The said entry was certified by the concerned authority.

4.12 Above said, Owner of the said land Jivabhai Kamabhai died intestate on 26/11/1980 and hence name of his legal heirs 1) Bhikhabhai Jivabhai 2) Baluben Jivabhai 3) Ratibhai Jivabhai 4) Bhalabhai Jivabhai 5) Ranguben Jivabhai 6) Laliben Jivabhai 7) Dhuliben Jivabhai were entered in the revenue records vide mutation entry No. 993 on 29/12/1981. The said entry was certified by the concerned authority.

4.13 Above said, Co-owners of the said 1) Baluben Jivabhai 2) Ranguben Jivabhai 3) Laliben Jivabhai 4) Dhuliben Jivabhai relinquished & released their right, title, Share, claim & interest in the said land in favour of others on the basis of their consent & affidavit their names were removed from the revenue records vide mutation entry No.994 on 29/12/1981. The said entry was certified by the concerned authority.

4.14 Above said, The Subject land owned by Khetabhai Karnabhai & others then By mutual understanding in between of their Ancestral property and and by virtue of such family partition as per possession of said land of Revenue Block No. 131 paiki the name of his nephew 1) Kantibhai Bharabhai 2) Mohanbhai Bharabhai 3) Ranmalbhai Bharabhai 4) Arjanbhai Bharabhai were entered in the revenue records. The entry to that effect was entered in the revenue records vide mutation entry No.1030 on 24/11/1981. The said entry was certified by the concerned authority.



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- 4.15 Above said, Co-Owner of the said land Khetabhai Karnabhai died intestate on 08/04/1982 and hence name of his legal heirs 1) Maniben Wd/o Khetabhai Karnabhai 2) Khodabhai Khetabhai 3) Sochiben Khetabhai were entered in the revenue records vide mutation entry No. 1071 on 26/6/1982. The said entry was certified by the concerned authority.
- 4.16 Above said, Co-owner of the said Sochiben Khetabhai relinquished & released her right, title, Share, claim & interest in the said land in favour of others on the basis of her consent & affidavit her name was removed from the revenue records vide mutation entry No.1072 on 26/6/1982. The said entry was certified by the concerned authority.
- 4.17 Above said, Co-Owner of the said land Maniben Wd/o Khetabhai Karnabhai died intestate on 4/12/1988 and hence her name was removed from the revenue records vide mutation entry No. 1202 on 01/2/1989. The said entry was certified by the concerned authority.
- 4.18 Above said, Owner of the said land Khodabhai Khetabhai demanded to divide the block for the purpose of selling of land bearing Revenue Block No. 131 paiki admeasuring 24585 Sq. Mtrs paiki his portion of the undivided share of land admeasuring 10673 Sq. Mtrs, and hence Hon'ble Deputy Collector of Viramgam Prant, Ahmedabad vide his order no. JAMIN/BLOCK/VIBHAJAN/V-2529/05/SR/44/2005 ordered on 06/09/2005 Allowed block partition Subject to additional conditions specified in the order. The entry to that effect was entered in the revenue records vide mutation entry No. 1603 on 07/09/2005. The said entry was certified by the concerned authority.



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4.19 Above said, on the basis of arrival of Durasti Patrak and letter No. K.J.P.S.R.NO.1/28/05-06 issued by Hon. District Inspector Land records (D.I.L.R.) Ahmedabad on 01/10/2005, The land bearing Revenue Block No. 131/A was given admeasuring 10673 Sq. Mtrs Allotted in the name of Khodabhai Khetabhai and Revenue Block No. 131/B was given admeasuring 13508 Sq. Mtrs Allotted in the name of 1) Khodabhai Khetabhai 2) Bhikhabhai Jivabhai 3) Ratibhai Jivabhai 4) Bhalabhai Jivabhai 5) Kantibhai Bharabhai 6) Mohanbhai Bharabhai 7) Ranmalbhai Bharabhai 8) Arjanbhai Bharabhai instead admeasuring 24584 Sq. Mtrs. The effect of the variation has been given as above. The entry to that effect was entered in the revenue records vide mutation entry No. 1605 on 08/11/2005. But the said entry was cancelled by the concerned authority.

4.20 Above said, on the basis of arrival of Durasti Patrak and letter No. K.J.P. NO/05 issued by Hon. District Inspector Land records (D.I.L.R.) Ahmedabad on 03/10/2005, The land bearing Revenue Block No. 131/A was given admeasuring 10673 Sq. Mtrs Allotted in the name of Khodabhai Khetabhai and Revenue Block No. 131/B was given admeasuring 13507 Sq. Mtrs With Pot-Kharabo admeasuring 405 Sq. Mtrs i.e. Total admeasuring 13912 Sq. Mtrs Allotted in the name of 1) Khodabhai Khetabhai 2) Bhikhabhai Jivabhai 3) Ratibhai Jivabhai 4) Bhalabhai Jivabhai 5) Kantibhai Bharabhai 6) Mohanbhai Bharabhai 7) Ranmalbhai Bharabhai 8) Arjanbhai Bharabhai instead admeasuring 24585 Sq. Mtrs. The effect of the variation has been given as above. The entry to that effect was entered in the revenue records vide mutation entry No. 1618 on 21/03/2006. The said entry was certified by the concerned authority.

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- 4.21** Above said, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR/102011/275/L/1 dated 17-03-2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Hebatpur Village was covered within the Taluka Boundaries of Ahmedabad City (West) The entry to that effect was entered in the revenue records vide mutation entry No. 1909 on 03/05/2012. The said entry was certified by the concerned authority.
- 4.22** Above said, vide circular of the Revenue Department, Sachivalay Gandhinagar the Taluka Ahmedabad City(East) and Taluka Ahmedabad City(West) in Revenue district Ahmedabad were reorganized and new Taluka were formed and accordingly land of Revenue village-Ognaj is now made part of Taluka Ghatlodiya.
- 4.23** Above said, Co-Owner of the said land Bhikhabhai Jivabhai died intestate on 05/04/2015 and hence name of his legal heirs 1) Vaniben Wd/o Bhikhabhai Jivabhai 2) Harkhuben Bhikhabhai 3) Jabiben Bhikhabhai 4) Menaben Bhikhabhai 5) Kantibhai Bhikhabhai 6) Baldevbhai Bhikhabhai were entered in the revenue records vide mutation entry No. 2018 on 04/06/2015. The said entry was certified by the concerned authority.
- 4.24** Above said, Co-Owner of the said land Ratibhai Jivabhai died intestate on 18/08/2016 and hence name of his legal heirs 1) Parmiben Wd/o Ratibhai Jivabhai 2) Laxmiben D/o Ratibhai & W/o Haribhai Matambhai 3) Chetnaben D/o Ratibhai & W/o Alpeshbhai Merubhai 4) Melabhai Ratibhai were entered in the revenue records vide mutation entry No. 2060 on 07/09/2016. The said entry was certified by the concerned authority.

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4.25 Above said, the subject land Owned by Laxmiben D/o Ratibhai & W/o Haribhai Matambhai & others, and hence Co-Owners of the said land 1) Laxmiben D/o Ratibhai & W/o Haribhai Matambhai 2) Chetnaben D/o Ratibhai & W/o Alpeshbhai Merubhai relinquished & released their right, title, Share, claim & interest in the said land and they executed a Deed of Release of non-substitutable rights of the subject land of Revenue Block No. 131/B admeasuring 13912 Sq. Mtrs Paiki their undivided share of land in favour of Melabhai Ratibhai Bharwad, which was registered before Sub-Registrar on 19/12/2016 with serial No. 2726, hence their names were removed from the revenue records vide mutation entry No.2073 on 27/12/2016. The said entry was certified by the concerned authority.

4.26 Above said, on the basis of arrival of Online Durasti Patrak No. 45 issued by Hon. District Inspector Land records (D.I.L.R.) Ahmedabad, The land bearing Revenue Block No. 131/B was divided into three different lands vide (1) Revenue Block No. 131/B/1 was given admeasuring 8480 Sq. Mtrs With Pot-Kharabo admeasuring 405 Sq. Mtrs i.e. Total admeasuring 8885 Sq. Mtrs and allotted in the name of 1) Vaniben Wd/o Bhikhabhai Jivabhai 2) Harkhuben Bhikhabhai 3) Jabiben Bhikhabhai 4) Menaben Bhikhabhai 5) Kantibhai Bhikhabhai 6) Baldevbhai Bhikhabhai 7) Parmiben Wd/o Ratibhai Jivabhai 8) Melabhai Ratibhai and (2) Revenue Block No. 131/B/2 was given admeasuring 400 Sq. Mtrs and allotted in the name of 1) Khodabhai Khetabhai 2) Kantibhai Bharabhai 3) Mohanbhai Bharabhai 4) Ranmalbhai Bharabhai 5) Arjanbhai Bharabhai and (3) Revenue Block No. 131/B/3 was given admeasuring 4627 Sq. Mtrs and allotted in the name of 1) Bhalabhai Jivabhai 2) Khodabhai Khetabhai. The effect of the variation has been given as above. The entry to that effect was

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entered in the revenue records vide mutation entry No. 2101 on 20/08/2017. The said entry was certified by the concerned authority.

4.27 Above said, Owners of the said land 1) Bhalabhai Jivabhai 2) Khodabhai Khetabhai sold and conveyed land of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs to 1) Rajeshbhai Babubhai Patel (Owner of undivided share 50% of land) 2) Alkeshkumar Ambalal Patel (Owner of undivided share 20% of land) 3) Tusharbhai Katnibhai Patel (Owner of undivided share 10% of land) 4) Dilipkumar Narandas Patel (Owner of undivided share 10% of land) 5) Parth Sureshbhai Patel (Owner of undivided share 10% of land) by a registered sale deed which was registered before Sub-Registrar on 26/7/2018 with serial no. 1753. This land of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs was mutated in the name of 1) Rajeshbhai Babubhai Patel (Owner of undivided share 50% of land) 2) Alkeshkumar Ambalal Patel (Owner of undivided share 20% of land) 3) Tusharbhai Katnibhai Patel (Owner of undivided share 10% of land) 4) Dilipkumar Narandas Patel (Owner of undivided share 10% of land) 5) Parth Sureshbhai Patel (Owner of undivided share 10% of land) vide mutation entry No. 2163 on 30/07/2018. The said entry was certified by the concerned authority.

4.28 Above said, Owners of the said land 1) Bhalabhai Jivabhai 2) Khodabhai Khetabhai executed Deed of amendment pursuant to sale deed on 26/7/2018 with serial no. 1753 in favour of 1) Rajeshbhai Babubhai Patel (Owner of undivided share 50% of land) 2) Alkeshkumar Ambalal Patel (Owner of undivided share 20% of land) 3) Tusharbhai Katnibhai Patel (Owner of undivided share 10% of land) 4) Dilipkumar Narandas Patel (Owner of

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undivided share 10% of land) 5) Parth Sureshbhai Patel (Owner of undivided share 10% of land), which was registered before Sub-Registrar on 28/11/2019 with serial No. 2581.

4.29 Above said, legal heirs of owner of the said land Bhalabhai Jivabhai Bharwad and hence their names (1) Samuben Bhalabhai Bharwad (2) Rameshbhai Bhalabhai Bharwad (2.1) Naynaben Rameshbhai Bharwad herself & as a Guardian of Minor Krina (2.2) Nikul Rameshbhai Bharwad (3) Saviben D/o Bhalabhai Bharwad (4) Mukeshbhai Bhalabhai Bharwad (4.1) Kusumben Mukeshbhai Bharwad herself & as a Guardian and mother of Minor Kamlesh, Minor Kajal, Minor Hina, Minor Utsav (5) Pankajbhai Bhalabhai Bharwad (5.1) Gitaben Pankajbhai Bharwad herself & as a Guardian and mother of Minor Parth, Minor Radhika, Minor Kashish, Minor Orland and they all executed a Deed of Confirmation of the said land In pursuit of Sale deed on 26/07/2018 with serial no. 1753 in favour of 1) Rajeshbhai Babubhai Patel (Owner of undivided share 50% of land) 2) Alkeshkumar Ambalal Patel (Owner of undivided share 20% of land) 3) Tusharbhai Katnibhai Patel (Owner of undivided share 10% of land) 4) Dilipkumar Narandas Patel (Owner of undivided share 10% of land) , 5) Parth Sureshbhai Patel (Owner of undivided share 10% of land), which was Notarized before Advocate B.K. Mehta with serial no. C/331/2018 on 29/9/2018.

4.30 Above said, legal heirs of owner of the said land Khodabhai Khetabhai Bharwad and hence their names (1) Mughiben Khodabhai Bharwad (2) Saniben D/o Khodabhai Khetabhai 3) Manubhai Khodabhai Bharwad (3.1) Raiyaben Manubhai Bharwad herself & as a Guardian and mother of Minor Sandip Manubhai (3.2) Rekhaben Manubhai Bharwad (3.3) Niruben Manubhai

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Bharwad (3.4) Mahesh Manubhai Bharwad (4) Laxmiben D/o Khodabhai Khetabhai (5) Amartbhai Khodabhai Bharwad (5.1) Vashiben Amratbhai Bharwad herself & as a Guardian and mother of Minor Laxmi & Minor Navin (6) Kailasben D/o Khodabhai Khetabhai (7) Dineshbhai Khodabhai Bharwad (7.1) Varshaben Dineshbhai Bharwad herself & as a Guardian and mother of Minor Ronak, Minor Ishika & Minor Aryan, and they all executed a Deed of Confirmation of the said land In pursuit of Sale deed on 26/7/2018 with serial no. 1753 in favour of 1) Rajeshbhai Babubhai Patel (Owner of undivided share 50% of land) 2) Alkeshkumar Ambalal Patel (Owner of undivided share 20% of land) 3) Tusharbhai Katnibhai Patel (Owner of undivided share 10% of land) 4) Dilipkumar Narandas Patel (Owner of undivided share 10% of land) 5) Parth Sureshbhai Patel (Owner of undivided share 10% of land), which was Notarized before Advocate B.K. Mehta with serial no. C/332/2018 on 29/9/2018.

4.31 Above said, the holder of said land had submitted an application to the District Collector, Ahmedabad on 26/3/2021 for obtaining revised non-agricultural use permission in accordance with the provisions of Section-65 of Gujarat Land Revenue code and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. 1425/07/17/060/2021 on 12/6/2021 and granted non-agricultural use permission to the said land bearing Final Plot No. 194/2 admeasuring 2313.50 sq. mts. comprised of Block No. 131/B/3 admeasuring 4627 sq. mts. for Multi-purpose in accordance with THE PROVISION OF SECTION-65 (A) OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972. The entry to that effect was entered in

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the revenue records vide mutation entry No. 2334 on 12/6/2021.
The said entry was certified by the concerned authority.

4.32 Above said, land bearing Block No. 194/B/3 admeasuring 4627 sq.mtrs by merging into Draft Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (Science Park) according to as per opinion of Town Planning Officer, Town Planner-1, Ahmedabad on 13/9/2022 was given Final Plot No. 194/2/3 and its area is fixed to the extent of 2314 sq. mtrs.

4.33 Above said, Owners of the said land 1) Rajeshbhai Babubhai Patel (Owner of undivided share 50% of land) 2) Alkeshkumar Ambalal Patel (Owner of undivided share 20% of land) 3) Tusharbhai Katnibhai Patel (Owner of undivided share 10% of land) 4) Dilipkumar Narandas Patel (Owner of undivided share 10% of land) 5) Parth Sureshbhai Patel (Owner of undivided share 10% of land) sold and conveyed Non agricultural land bearing Final Plot No. 194/B/3 admeasuring 2314 Sq. Mtrs according to as per opinion of Town Planning Officer, Town Planner-1, Ahmedabad on 13/9/2022 which are comprised in T. P Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (Science Park) allotted in lieu of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs to Grace Developers a Partnership Firm through their Authorized Partner Manishkumar Somabhai Patel by a registered sale deed which was registered before Sub-Registrar on 19/12/2022 with serial no. 19461. This land bearing Final Plot No. 194/B/3 admeasuring 2314 Sq. Mtrs according to as per opinion of Town Planning Officer, Town Planner-1, Ahmedabad on 13/9/2022 which are comprised in T. P Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (Science Park) allotted in lieu of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs was mutated in the name of Grace

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Developers a Partnership Firm vide mutation entry No. 2456 on 02/01/2023. The said entry yet to be certified by the concerned authority.

5. Mutation of the name / s of the land owner / s in revenue records :

On bare perusal of latest Village Form No. 7, the name of **Grace Developers A Partnership Firm** is appearing as occupier of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code in the revenue record.

6. Searches :

6.1 We have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable matter.

6.2 Perusal of the revenue record as are made available to us :

Nothing objectionable found in the copies of the revenue records as are produced by the land owner / s to us.

6.3 Lispendence / Litigations :

That, the principal of Lis pendency is governed under the Provision of Section 52 of Transfer of Property Act, as well as the Provision of Section 18 of The Registration Act. It has been observed by us that, no any suit or matter is appeared as pending litigation in respect of said land in available search of Sub-Registry record and as per the say of the land owner /s no suit or litigation is pending in respect of the said land in any court established by the law including revenue court.

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7. Public Notice :

As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**GUJARAT SAMACHAR**" dated **03-01-2023** for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

In view of what is stated above from that and from the information given to us except that what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any pending proceedings, nor any order, decree, attachment or any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies/orders/documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to **Grace Developers A Partnership Firm** is clear and marketable, Salable and free from encumbrances and reasonable doubts Subject to :-

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

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SCHEDULE

(Description of the land in question)

ALL THAT piece or parcel of the Non- agricultural land bearing Final Plot No. 194/B/3 admeasuring 2314 Sq. Mtrs according to as per opinion of Town Planning Officer, Town Planner-1, Ahmedabad on 13/9/2022 which are comprised in T. P Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) (Science Park) allotted in lieu of Revenue Block No. 131/B/3 admeasuring 4627 Sq. Mtrs Situated at Mouje : Hebatpur, Taluka : Ghatlodiya, in the Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal) in the State of Gujarat.

Date : February 24, 2023.

Place : Ahmedabad.

Manish Kanubhai Patel. Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

- (1) This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.
- (2) Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.

